



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 14, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Manor Crossing Coordinated Sign Plan.

BACKGROUND/SUMMARY:

This Coordinated Sign Plan covers the multi-tenant lot, home depot lot, and pad site lots. HEB has a separate CSP that has already been approved. Within this Sign Plan is the main high-profile sign along US 290 at Manor Commons Blvd (Butler Cove), a 12' high-profile sign at Manor Commerce Blvd, and 8' monument signs for the pad sites. It additionally includes the size of attached signs, standards for awning and canopy signs, murals, directional signs, projecting signs, temporary signs, window signs, and other various on-site signage like identity element signs, development signs, and directional signage.

The main site signage are the 2 high-profile signs, pad site monuments, and attached wall signs.

The largest sign is the high-profile sign along US 290. Per the Development Agreement, that sign may be up to 75' with its final design approved by the Planning and Zoning Commission. Within the city's current code, high-profile multi-tenant signs shall not be higher than 35'. The Manor Commons multi-tenant sign across US 290 is 35'. 75' was considered in the Development Agreement in case US 290 ever becomes an elevated expressway. However, at a meeting with TxDOT earlier this year, they said their plans are for an at-grade cross-section. It is staff's recommendation to reduce the Manor Commons Blvd (Butler Cove) high-profile sign to 55' to be at a more appropriate scale and to still afford sufficient signage for the various tenants within the shopping center.

The high-profile sign at Manor Commerce Blvd and FM 973 is 12' and the pad site signs are 8' monuments and those are recommended as shown.

The attached signage is calculated at 20% of the façade area of that tenant space or building, and the maximum size of any one sign is 450 sq ft. Under city code, we calculate the maximum amount of tenant or building signage by multiplying the primary frontage or tenant space length by 1.5, with the maximum size of any one sign at 225 sq ft. Higher amounts of attached wall signs for the pad site users is appropriate as they are not requesting to each have high-profile (pole) signs on their lots, but will have 8' monument signs. Additionally, the attached signs on the multi-tenant buildings will be set back from US 290 and FM 973 and behind the pad site users.

LEGAL REVIEW: Yes
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Coordinated Sign Plan
- Exhibits

STAFF RECOMMENDATION:

The city staff recommends that the Planning and Zoning Commission approve the Manor Crossing Coordinated Sign Plan as revised.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
